

**MINUTES OF THE  
AUBURN CITY PLANNING COMMISSION MEETING  
April 3, 2012**

The regular session of the Auburn City Planning Commission was called to order on April 3, 2012 at 6:00 p.m. by Chair Spokely in the Council Chambers, 1225 Lincoln Way, Auburn, California.

**COMMISSIONERS PRESENT:** Snyder, Worthington, Young, Vitas & Spokely

**COMMISSIONERS ABSENT:** None

**STAFF PRESENT:** Lance E. Lowe, AICP, Associate Planner

**I. CALL TO ORDER**

**II. PLEDGE OF ALLIGIENCE**

**III. APPROVAL OF MINUTES**

None

**IV. PUBLIC COMMENT**

None

**V. PUBLIC HEARING ITEMS**

- A. VARIANCE PERMIT – 1650 RIDGEVIEW CIRCLE (GRULICH GARAGE VARIANCE) – FILE VA 12-02.** The applicant requests approval of a Variance to allow construction of a ±530 sq. ft. garage/workroom with a ±0 foot side yard setback in lieu of a 7.5 foot side yard setback; ±12.5 front yard setback in lieu of a 20 foot setback; and, to allow a second floor on an accessory building in the Single Family Residential (R-15) Zone.

Planner Lowe presented the project and discussed the Variance request.

Commissioner Snyder asked about the sewer line on the property and whether or not the sewer line has been abandoned.

Associate Engineer Carie Huff replied that the sewer line and pump station facilities have been abandoned previously.

Commissioner Snyder noted that the no parking condition of approval is always troublesome for future residents.

Commissioner Snyder asked when other variance applications have been approved for 2<sup>nd</sup> story accessory buildings.

Planner Lowe noted that a similar variance application was approved in 2006.

The Planning Commission discussed potential parking and backing restrictions.

Commissioner Vitas asked about the site visibility and potential safety concerns.

Planner Lowe noted that due to the low density residential use and width of the roadway, staff did not believe there was a site visibility issue.

Commissioner Young noted that he had no concerns with the 2<sup>nd</sup> story use but had concerns with the driveway length.

Chairman Spokely noted that the existing trees wrap around the rear of the site adjacent to a proposed retaining wall that will be approximately 8 to 9 feet in height. Due to the proximity of the retaining wall and location of the trees, Chairman Spokely indicated that it is very doubtful that the trees will be able to be saved.

Chairman Spokely also noted that he is concerned about the length of the 12.5 foot driveway and believes that the structure should be moved back to a minimum of 18 feet.

Chairman Spokely also had concerns about the height variance.

Commissioner Snyder asked about the findings for approval of the variances.

Planner Lowe cited the variance findings and noted that the abandoned sewer lift station improvements on the site constitute the special circumstances.

Chairman Spokely opened the public hearing.

Karl Grulich, owner of the property at 1650 Ridgeview Circle addressed the Commission.

Mr. Grulich noted his intentions of building the garage due to the remnant sewer lift station improvements.

Mr. Grulich noted that he had discussed the proposal with his neighbors and has a signed petition from them indicating no concerns about the project.

Commissioner Spokely asked about the preservation of the trees and distance of the retaining wall.

Mr. Grulich discussed his desire to protect the trees when constructing the retaining wall.

The Planning Commission discussed the 12.5 building setback and potential issues with cars parking in the driveway thereby blocking the street.

Chairman Spokely asked again if the applicant was willing to move the structure back to a minimum of 18 feet.

Mr. Grulich replied that he would need to determine the grading costs with moving the structure back. Additional grading may render the project financially unfeasible.

Chairman Spokely closed the public hearing.

Commissioner Snyder and Chairman Spokely were against the front yard variance and believed that there are no special circumstances to grant approval of the front yard variance.

Commissioner Worthington recommended that a continuance could be considered to resolve the questions posed tonight.

Commissioner Snyder **MOVED** to approve the height and side yard setback variance but would require that the garage be moved back to a minimum of 18 feet from back of walk.

Chairman Spokely amended the motion to also include roll up doors.

Commissioner Young asked about the motion and possible continuance.

Commissioner Young **SECONDED** the motion.

Commissioner Young asked for further clarification on the motion and whether not the applicant could asked for a continuance of the item.

The applicant requested a continuance to allow additional time to provide more information to the Commission.

Commissioner Snyder **MOVED** to have the item continued for one month and requested that the applicant provide: 1) Information on parking restrictions from the HOA; an accurate, dimensioned plot plan; 3) identification of the neighbors who signed the petition; and, 4) cost estimates for the additional grading.

Chairman Spokely **SECONDED** the motion.

AYES: Snyder, Worthington, Young, Vitas & Spokely

NOES: None  
ABSTAIN: None  
ABSENT: None

The motion was **APPROVED**.

The item was continued to May 1, 2012

- B. USE PERMIT – 680 AUBURN FOLSOM ROAD, SUITES 109 & 110 (FIT 1 GYM) – File # UP 12-02.** The applicant requests approval of a Use Permit to operate a 24 hour card lock gym (Fit 1) in a 4,100 square foot building located in the Neighborhood Commercial (C-1) Zone.

Planner Lowe presented the project and discussed the Use Permit request.

Commissioner Worthington asked about the parking survey that was completed and peak times anticipated.

Planner Lowe discussed the parking survey that was conducted.

The Planning Commission discussed the proposed safety measures outlined in the staff report.

Chairman Spokely opened the public hearing.

Ms. Susan Johnson, owner of Fit 1, lives in Humboldt County and owns 5 gyms in Humboldt County and 4 in Oregon.

Ms. Johnson anticipates 277 members.

Chairman Spokely asked if the other facilities she owned are 24 hour facilities?

Ms. Johnson noted that 4 other gyms are 24 hour facilities.

Commissioner Young asked about security.

Ms. Johnson described the safety measures proposed, which are required of their insurance.

Chairman Spokely closed the public hearing.

Commission Snyder **MOVED** to approval the Use Permit as presented.

Commissioner Young **SECONDED** the motion.

AYES: Snyder, Worthington, Young, Vitas & Spokely

NOES: None  
ABSTAIN: None  
ABSENT: None

The motion was **APPROVED**.

**VI. COMMISSION BUSINESS**

None

**VII. COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS**

**A.** City Council Meetings  
None

**B.** Future Planning Commission Meetings  
Planner Lowe noted a meeting is planned for April 17, 2012

**C.** Reports  
None

**VIII. PLANNING COMMISSION REPORTS**

The purpose of these reports is to provide a forum for Planning Commissioners to bring forth their own ideas to the Commission. No decisions are to be made on these issues. If a Commissioner would like formal action on any of these discussed items, it will be placed on a future Commission agenda.

None

**IX. FUTURE PLANNING COMMISSION AGENDA ITEMS**

Planning Commissioners will discuss and agree on items and/or projects to be placed on future Commission agendas for the purpose of updating the Commission on the progress of items and/or projects.

None

**X. ADJOURNMENT**

The meeting adjourned at 7:45 p.m.

Respectfully submitted,

Lance E. Lowe, AICP  
Associate Planner